

HoldenCopley

PREPARE TO BE MOVED

Spinningdale, Arnold, Nottinghamshire NG5 8QT

Guide Price £200,000 - £220,000

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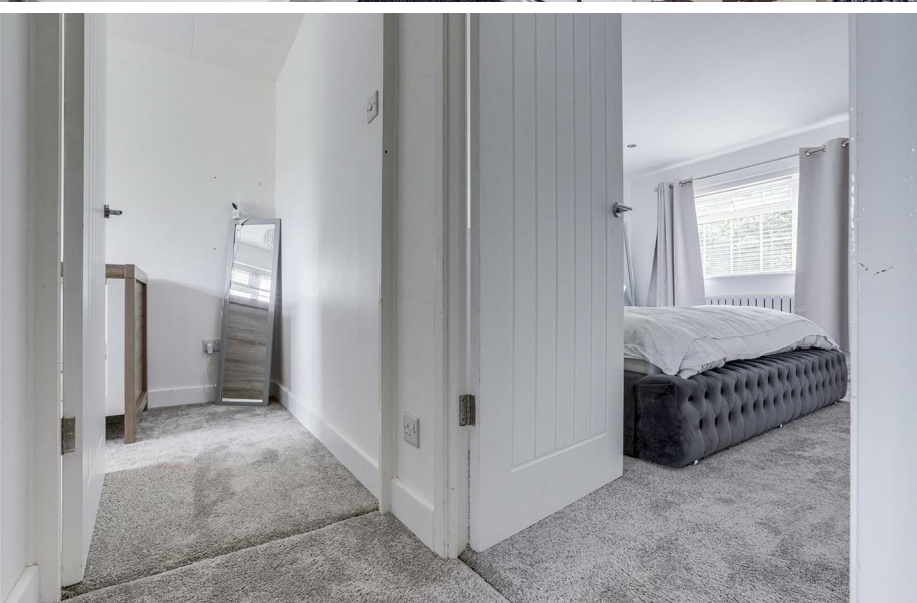
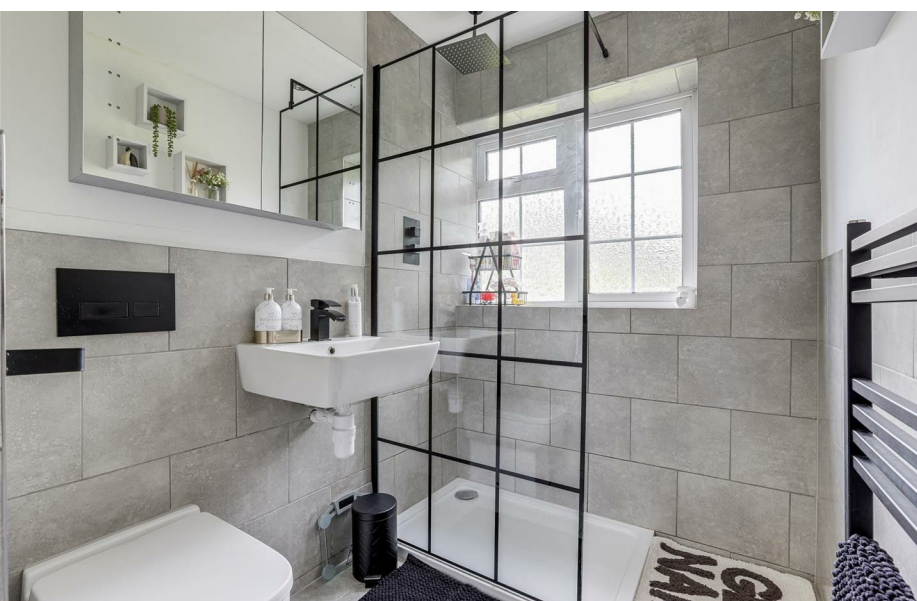
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LOCATION, LOCATION, LOCATION...

Welcome to this well-presented end-terraced house situated on a generous corner plot in the popular area of Arnold. This property is an excellent opportunity for a variety of buyers seeking a move-in-ready home. Arnold is known for its array of local amenities, including shops, eateries, and excellent transport links to Nottingham City Centre. The ground floor features an entrance hall leading to an open-plan living area. The spacious lounge is highlighted by a bow window at the front, a media wall, and a feature fireplace. This space flows seamlessly into a modern fitted kitchen, ideal for contemporary living. Upstairs, the first floor comprises two good-sized bedrooms and a contemporary three-piece shower room, offering ample space and comfort. Outside, the front garden is well-maintained with a lawn and planted borders. On-street parking is available for convenience. The private enclosed front, side, and rear garden features a lawn, a paved patio area, various plants and shrubs, and a shed. The property also benefits from a fence-panelled boundary and access to a single detached garage. Additionally, the side garden has two-story planning permission, providing further potential for expansion.

MUST BE VIEWED





- End Terrace Corner Plot
- Two Bedrooms
- Open Plan Living
- Three Piece Bathroom Suite
- On Street Parking
- Private Rear Garden
- Single Detached Garage
- Close To Local Amenities
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'11" x 4'7" (max) (1.52m x 1.41m (max))

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, a vertical radiator, a singular recessed spotlight, and a UPVC door providing access to the accommodation.

Open Plan Living

25'4" x 14'8" (max) (7.74m x 4.49m (max))

The open-plan living area has a UPVC double glazed bow window to the front elevation, a radiator, a feature media wall with a feature fireplace, TV point, recessed spotlights, wood-effect flooring, and an opening into the kitchen area.

The kitchen area has a range of modern fitted base and wall units with marble-effect worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, ceramic hob, an extractor fan, recessed spotlights, space for a dining table, a tiled splash back, and wood-effect flooring, a UPVC double glazed bay window to the side elevation, two UPVC double glazed windows to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

9'8" x 6'9" (max) (2.95m x 2.06m (max))

The landing has carpeted flooring, an in-built cupboard, access into the loft, and provides access to the first floor accommodation.

Bedroom One

13'11" x 10'2" (4.25m x 3.10m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built wardrobe, recessed spotlights, and carpeted flooring.

Bedroom Two

11'2" x 7'5" (max) (3.42m x 2.28m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, recessed, and carpeted flooring.

Shower

5'2" x 8'2" (max) (1.59m x 2.50m (max))

The shower room has a UPVC double glazed obscure window to the rear elevation, a dual flush W/C, a wall-mounted wash basin, a walk-in shower enclosure with a ceiling-mounted rainfall shower fixture, a heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a garden with a lawn, planted borders with various plants, and the availability for on street parking.

Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, various plants and shrubs, a shed, fence panelled boundary, and access to a single detached garage.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

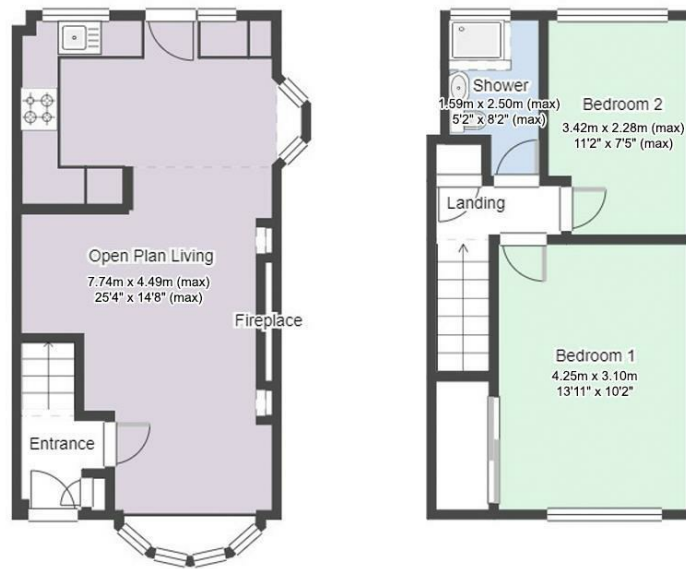
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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